

# WESFRAC SUBDIVISION

OF A PARCEL LOCATED IN  
SECTION 11  
T1N, R3W, UTE MERIDIAN  
MESA COUNTY, COLORADO

## DEDICATION

The undersigned WESFRAC Inc., a Delaware Corporation is the owners of that real property situated in Section 11, Township 1 North, Range 3 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Book 2363, Page 74.

Commencing at the Northeast corner of Section 11, Township 1 North, Range 3 West of the Ute Meridian, whence the East Quarter corner (E1/4) of said Section 11 bears South 00 degrees 07 minutes 00 seconds East, a distance of 2629.24 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence, along the East line of the Northeast Quarter (NE1/4) of said Section 11, South 00 degrees 07 minutes 00 seconds East, a distance of 992.26 feet to the POINT OF BEGINNING; thence, along said East line of the NE1/4 of Section 11, South 00 degrees 07 minutes 00 seconds East, a distance of 1636.79 feet, to said E1/4 of Section 11; thence, continuing along said East line of the E1/4 of Section 11, South 00 degrees 07 minutes 00 seconds East, a distance of 2046.06 feet, to a point on the North bank of the Colorado River; thence, along the said North line of the Colorado River, North 47 degrees 12 minutes 04 seconds West, a distance of 564.54 feet; thence North 00 degrees 07 minutes 00 seconds West, a distance of 611.55 feet; thence South 89 degrees 53 minutes 00 seconds West, a distance of 363.28 feet; thence North 00 degrees 06 minutes 58 seconds West, a distance of 374.74 feet; thence North 70 degrees 59 minutes 23 seconds East, a distance of 383.97 feet; thence North 00 degrees 07 minutes 00 seconds West, a distance of 842.93 feet; thence North 56 degrees 17 minutes 10 seconds West, a distance of 289.73 feet; thence South 33 degrees 42 minutes 50 seconds West, a distance of 234.84 feet; thence North 58 degrees 50 minutes 11 seconds West, a distance of 115.86 feet; thence North 31 degrees 19 minutes 33 seconds East, a distance of 240.00 feet; thence North 56 degrees 17 minutes 10 seconds West, a distance of 418.13 feet; thence North 07 degrees 30 minutes 19 seconds East, a distance of 94.49 feet; thence North 58 degrees 04 minutes 10 seconds West, a distance of 261.08 feet; thence South 52 degrees 42 minutes 15 seconds West, a distance of 81.06 feet; thence North 56 degrees 17 minutes 10 seconds West, a distance of 414.12 feet; thence South 33 degrees 24 minutes 17 seconds West, a distance of 90.58 feet; thence North 57 degrees 40 minutes 48 seconds West, a distance of 52.07 feet; thence North 33 degrees 24 minutes 17 seconds East, a distance of 79.50 feet; thence North 33 degrees 24 minutes 17 seconds East, a distance of 473.02 feet; thence North 56 degrees 34 minutes 02 seconds West, a distance of 323.90 feet; thence North 33 degrees 53 minutes 32 seconds East, a distance of 384.57 feet to a point on the South right-of-way line of the Denver & Rio Grande West Railroad (a 200 foot wide right-of-way); thence, along the South right-of-way line of said Denver & Rio Grande West Railroad, South 56 degrees 41 minutes 00 seconds East, a distance of 1373.72 feet; thence South 33 degrees 19 minutes 00 seconds West, a distance of 100.00 feet; thence South 56 degrees 41 minutes 00 seconds East, a distance of 166.02 feet to the POINT OF BEGINNING.

Said parcel containing an area of 41.190 Acres more or less, as described

That said owners have caused the said real property to be laid out and surveyed as WESFRAC SUBDIVISION, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and reserve to the owners of Lot 1 those portions of said real property crossing Lot 2, which are labeled as "20' Utility Easement" on the accompanying plat as easements for the installation and maintenance of such utilities as, but not limited to, telephone and electric lines, poles and cables; storm and sanitary sewer mains; gas pipe lines with further right of ingress and egress to and from the above described utility easements and that "30' Access Easement By this Plat" as an ingress/egress access easement to the use of Lot 1. Such easements and rights shall be used in a reasonable and prudent manner.

Said owners hereby declare there are no lienholders of record to herein described real property.

IN WITNESS WHEREOF, said owner, has caused their name to be hereunto subscribed this 29 day of JUNE, A.D., 2001.

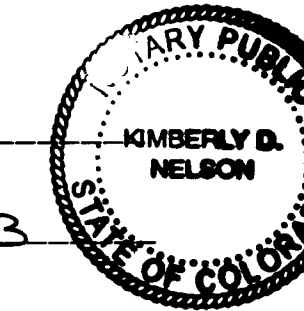
By: Edwin L. Morris  
for: WESFRAC Inc., a Delaware Corporation

## NOTARY PUBLIC CERTIFICATION

STATE OF COLORADO } ss  
COUNTY OF MESA }

The foregoing instrument was acknowledged before me by Edwin L. Morris this 29th day of June, A.D., 2001.  
Witness my hand and official seal:

Kimberly D. Nelson  
Notary Public



## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 27th day of July, A.D., 2001, by the Board of County Commissioners of the County of Mesa, State of Colorado.

Chairman: Kathryn H. Hall

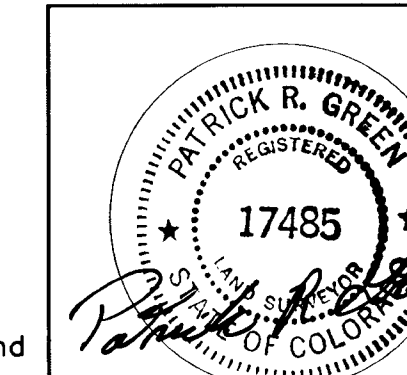
## CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss  
COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at 1:21 o'clock P.M., July 2, A.D., 2001, and was duly recorded in Plat Book 18 Page No. 192-193 Reception No. 2003705 Drawer No. JJ-147 Fees: 20.00

Monika Tard  
Clerk and Recorder

By: Laurie DeSprey  
Deputy



**WESFRAC SUBDIVISION**  
SECTION 11  
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MESA COUNTY, COLORADO

**LANDesign**

ENGINEERS • SURVEYORS • PLANNERS  
244 NORTH 7th STREET  
GRAND JUNCTION, COLORADO 81501 (970) 245-4099

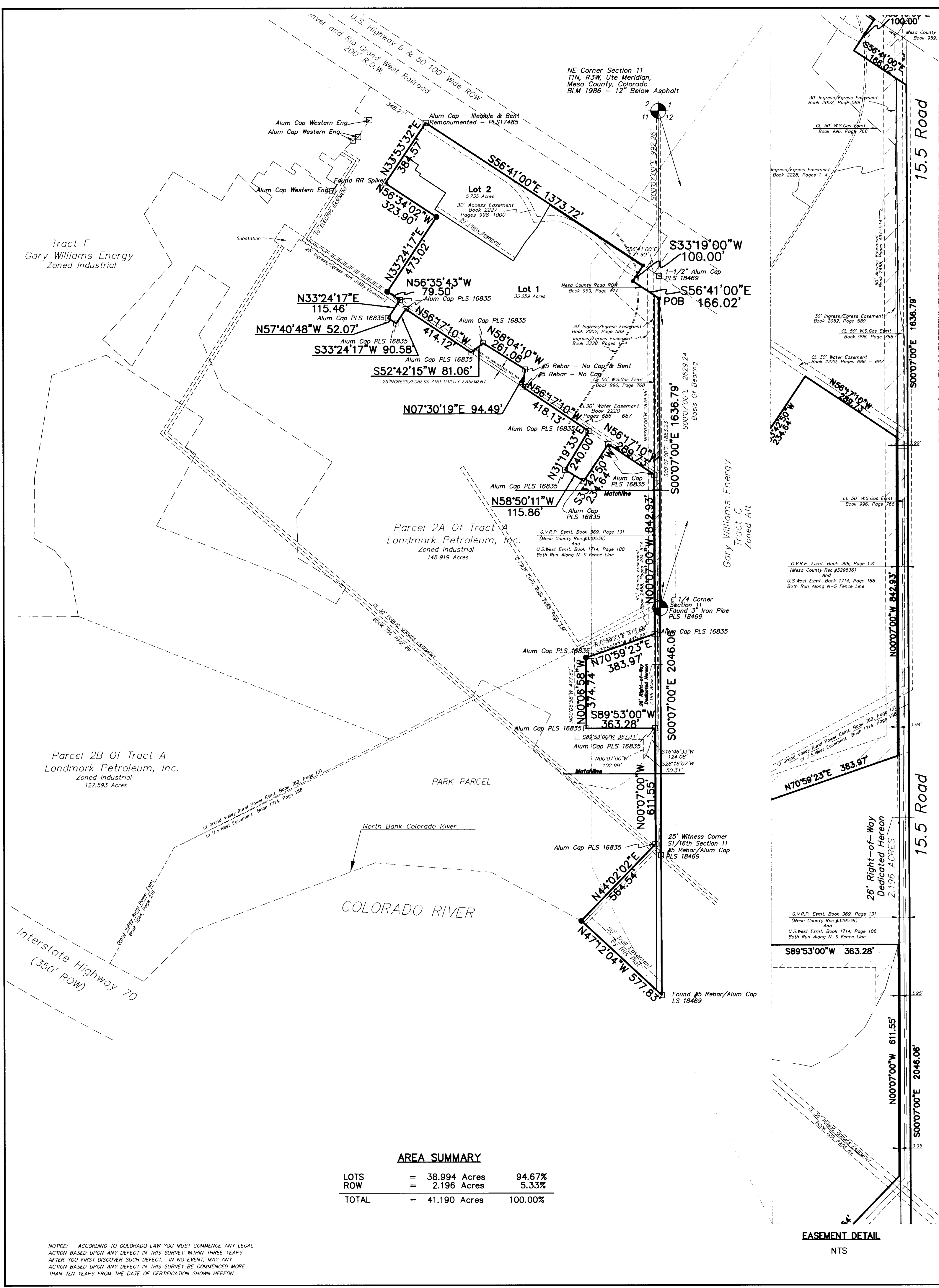
PATRICK R. GREEN  
COLORADO REGISTERED SURVEYOR  
P.L.S. No. 17485

PROJ NO. 2000-99	SURVEYED	DRAWN	CHECKED	SHEET	OF
DATE: Mar, 2001	RM	RSK		1	2

## SURVEYOR'S CERTIFICATION

I hereby certify that this plat of WESFRAC SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 29 day of JUNE, 2001



### AREA SUMMARY

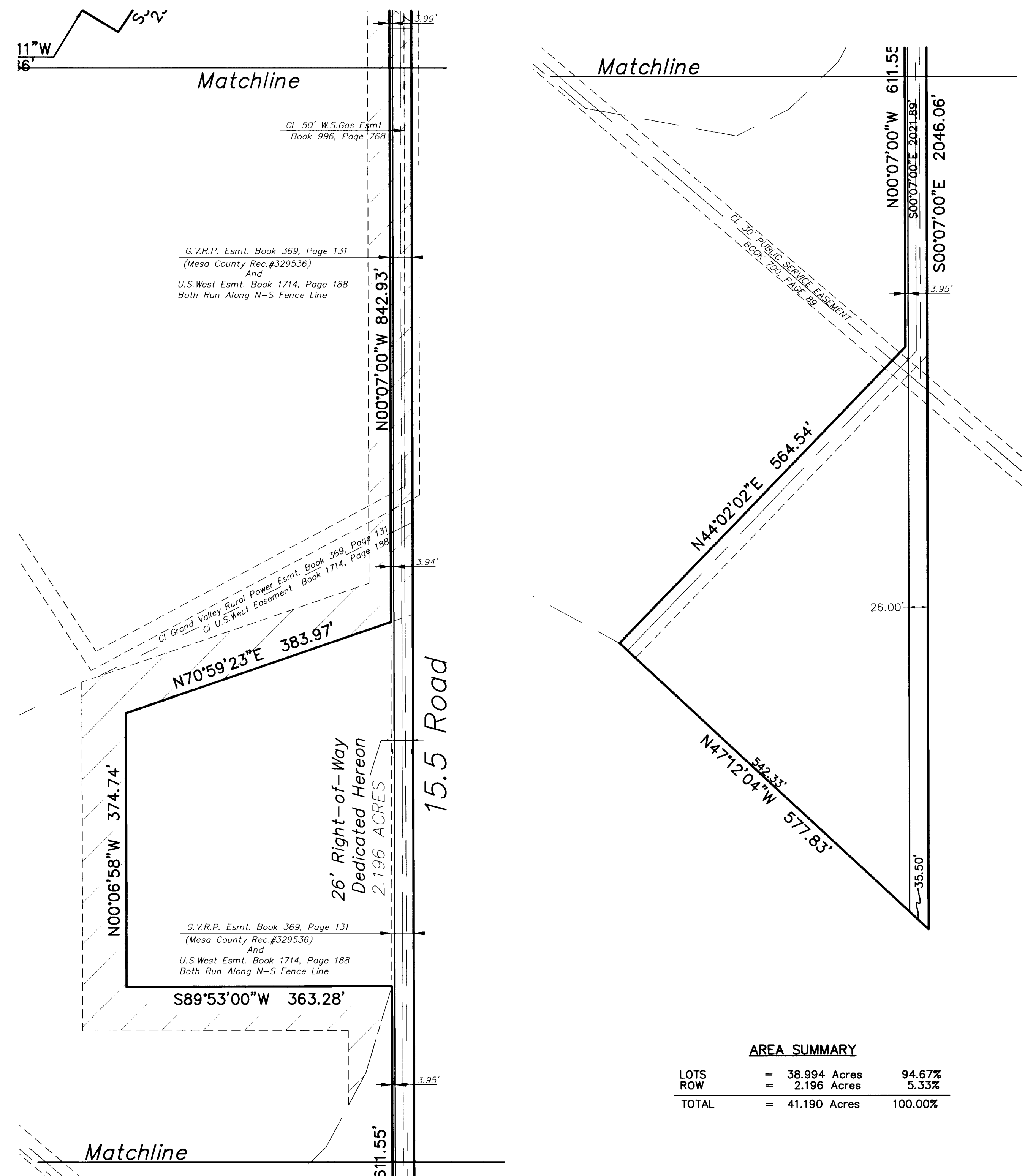
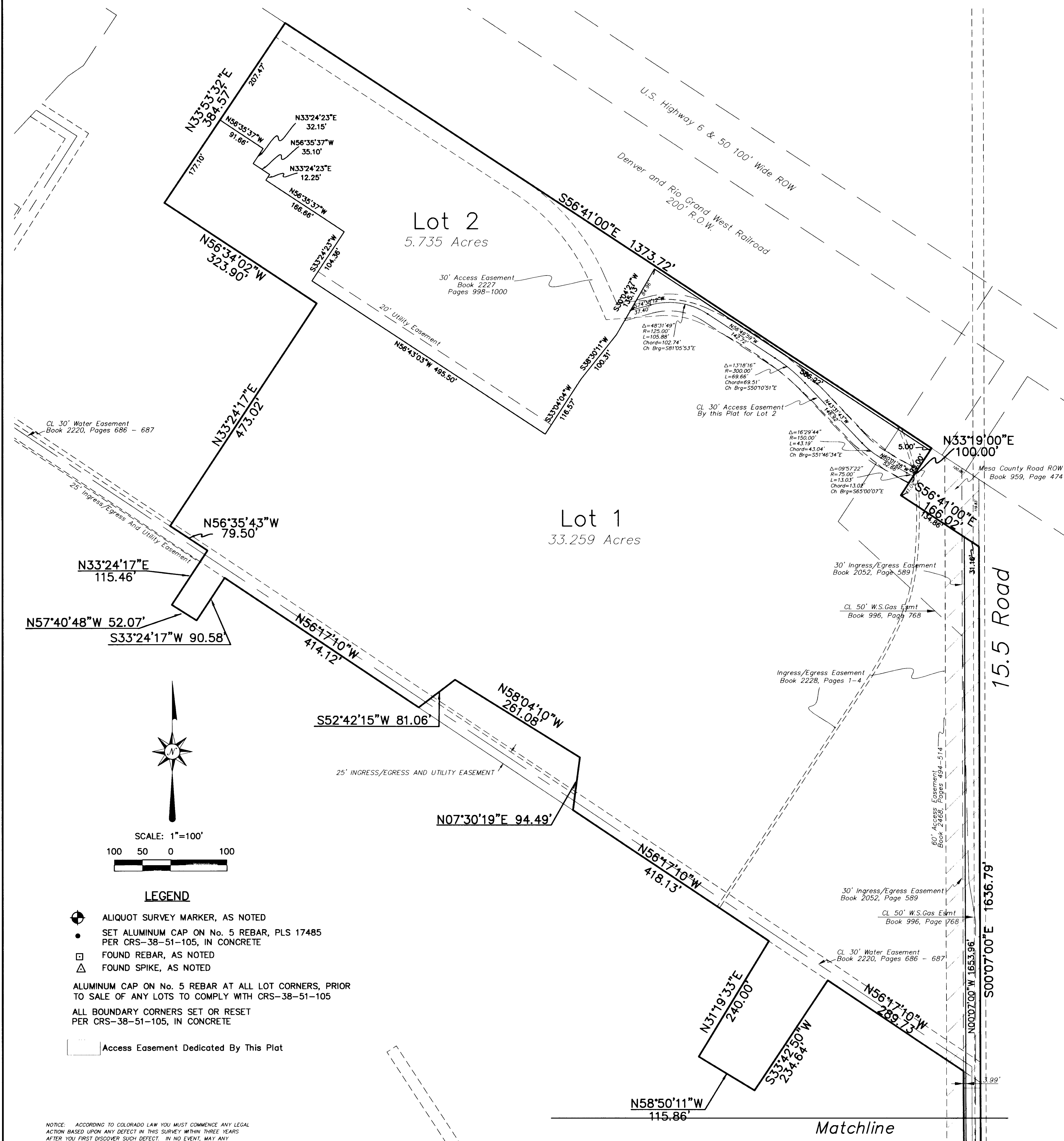
LOTS	=	38.994 Acres	94.67%
ROW	=	2.196 Acres	5.33%
TOTAL	=	41.190 Acres	100.00%

EASEMENT DETAIL  
NTS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON

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**AREA SUMMARY**

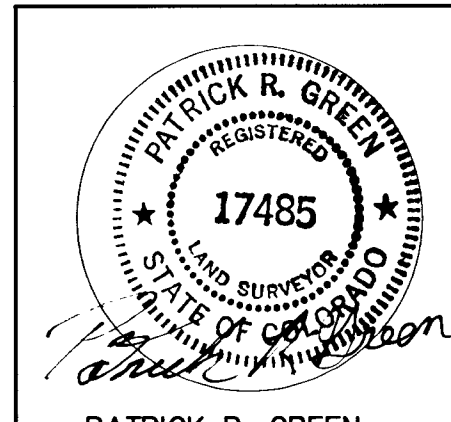
LOTS	= 38.994 Acres	94.67%
ROW	= 2.196 Acres	5.33%
<b>TOTAL</b>	<b>= 41.190 Acres</b>	<b>100.00%</b>

- LEGEND**
- ⊕ ALIQUOT SURVEY MARKER, AS NOTED
  - SET ALUMINUM CAP ON No. 5 REBAR, PLS 17485 PER CRS-38-51-105, IN CONCRETE
  - FOUND REBAR, AS NOTED
  - △ FOUND SPIKE, AS NOTED
- ALUMINUM CAP ON No. 5 REBAR AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS TO COMPLY WITH CRS-38-51-105
- ALL BOUNDARY CORNERS SET OR RESET PER CRS-38-51-105, IN CONCRETE
- Access Easement Dedicated By This Plat

**SURVEYOR'S CERTIFICATION**

I hereby certify that this plat of WESFRAC SUBDIVISION and the survey thereof were completed under my direct supervision, and that both have been completed according to the standards of practice and the laws of the State of Colorado, and are correct to the best of my knowledge.

Certified this 29 day of JUNE, 2001



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PATRICK R. GREEN  
COLORADO REGISTERED SURVEYOR  
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